

AT REGINA, SASKATCHEWAN, TUESDAY, JANUARY 17, 2023

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor John Findura, in the Chair
Councillor Terina Nelson
Councillor Shanon Zachidniak
John Aston
Frank Bojkovsky
Biplob Das (Videoconference)
Jesse Hopkins
Brent Kobes
Maynard Sonntag
Kathleen Wilson
Celeste York

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development,
Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Manager, City Planning, Ben Mario
Manager, Facilities Engineering, Jamie Hanson
Senior City Planner, Jeremy Fenton

APPROVAL OF PUBLIC AGENDA

Councillor Terina Nelson moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

John Aston moved, AND IT WAS RESOLVED, that the minutes for the meeting held on November 1, 2022 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC23-1 Official Community Plan Amendment, Zoning Amendment, and Lane Closure
- 1717, 1725, 1729 & 1743 Broad Street - PL202200150, PL202200110, &
PL202200111

Recommendation

Regina Planning Commission recommends that City Council:

- 1) Amend Section 3.3.7.3 of Part B.4 (*Regina Downtown Neighbourhood*)

Plan) of Design Regina: The Official Community Plan Bylaw No. 2013-48
by adding, as Policy 12:

“That the Regina Police Services headquarters site be regarded as a specialized and existing institutional land-use that has unique on-site requirements and that, therefore, may be exempted, at the City’s discretion, from the policies of this Plan (e.g. land-use, public street/building interface; institutional interface; frontage condition), with the proviso that:

- a) New principal buildings adjacent to Broad Street shall not be subject to the exemptions of this subsection and shall be subject to the policies of this Plan.
 - b) Where the street frontage land-use, adjacent to Broad street, is an outdoor use (e.g. parking, outdoor storage), the outdoor use shall be screened from the street by landscaping and/or fencing or wall enclosure (graffiti resistant) that reflects, to the satisfaction of the City, exemplary design standards, which are intended to enhance the street/ public realm from the perspective of aesthetics and safety, considering the overall objectives for this street (i.e. “grand boulevard” concept).
(e.g. interesting and artistic panel design; lighting arrangements that accentuate the structure both during day and night, etc.)
- 2) Approve the application to close the lanes legally described as Blk L1, Plan 101891695, Extension 0 and St/L 327, Plan No. Old 33, Extension 1, as shown in Appendix A-3.
 - 3) Approve the application to rezone the following properties from DCD - D - Downtown Direct Control District zone to I - Institutional zone:
 - a) Lot B, Block 288, Plan 101891695, Extension 0;
 - b) Lot 5, Block 288, Plan Old 33, Extension 1;
 - c) Lots 6-10, Block 288, Plan Old 33, Extension 0; and
 - d) Lot 41, Block 288, Plan 101160436, Extension 15.
 - 4) Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of the City Council following approval of these recommendations and the required public notice.
 - 5) Approve these recommendations at its meeting on January 25, 2023.

Celeste York moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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| RESULT: | CARRIED [Unanimous] |
| MOVER: | Commission member York |
| IN FAVOUR: | Councillors: Nelson, Zachidniak and Findura Commission members: Aston, Bojkovsky, Das, Hopkins, Kobes, Sonntag, Wilson, York |

RPC23-2 Zoning Bylaw Amendment - Hillsdale Neighbourhood

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019*, to come into force upon ministerial approval of Bylaw 2022-55 (*Design Regina: The Official Community Plan Amendment Bylaw, 2022 (No. 6)*), as follows:
 - a. Amend Table 3F.T3 - Row T3.2, of Part 3F - Section 3F.4, by requiring that, for “Building, Detached” developments, within areas of the Hillsdale Neighbourhood subject to the “Low-Density A area” policies of the *Hillsdale Neighbourhood Land-Use Plan (The Official Community Plan Bylaw No. 2013-48 – Part B.20)*, the minimum lot frontage shall be 15 metres.
 - b. Amend Part 8K – Section 8K.4.2 by adding, as subsection (3):

“Notwithstanding subsection (1), for a proposed residential building within an area of the Hillsdale Neighbourhood that is subject to a 7.5 metre height limitation, as identified in the *Hillsdale Neighbourhood Land-Use Plan (The Official Community Plan Bylaw No. 2013-38, Part B.20)*, the maximum building height shall be 7.5 metres.”
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of the City Council following approval of these recommendations and the required public notice.
3. Approve these recommendations at its meeting on January 25, 2023.

Maynard Sonntag moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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| RESULT: | CARRIED [7 to 4] |
| MOVER: | Commission member Sonntag |
| IN FAVOUR: | Councillor Findura |
| | Commission members: Aston, Bojkovsky, Das, Hopkins, Wilson, York |
| AGAINST: | Councillors: Nelson, Zachidniak |
| | Commission members: Kobes, Sonntag |

ADJOURNMENT

Jesse Hopkins moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:47 p.m.

Chairperson

Secretary